



MEMORANDUM

DATE: September 5, 2003

TO: Members of the Mayor and Council
Subcommittee on Rio Nuevo and
Downtown

FROM: 
James Keene
City Manager

SUBJECT: City Hall Annex Multi-use Parking Garage Update

This public/private partnership between the City of Tucson and Colton Properties is moving forward smoothly.

The site has been fenced for public safety and asbestos abatement of the existing structure is underway. This should be complete by late September or early October. Demolition of the structure is about to go to bid and will commence following the completion of the abatement. This portion of the project is being funded with inter-modal center funds as was indicated by that master plan.

This project will be the City's first major design-build undertaking. It will be funded through Certificates of Participation that will be repaid by the ParkWise Program and a long-term lease with Colton Properties. At this time, three firms have been short-listed through a Request for Qualification process and will be receiving a Request for Proposal package by the end of September. The design-build team that presents the most innovative and best value design for the project will then be selected to negotiate a guaranteed maximum price contract for the structure.

The project is described as a 560 unit parking structure with ground level retail. There will be two alternates for bidders to provide quotes on, in addition to the basic structure. One alternative is adding a top floor penthouse type structure, approximately 5000 square feet in size with a patio area, that could be utilized as either restaurant or office space. The other alternative adds photo voltaic shade structures to the top level of the garage that would provide shade for customers, as well as generate sufficient electricity to power the entire structure.

It is anticipated that this project will be complete and ready to open for business by January of 2005. We will continue to keep you updated as significant milestones are reached.

JK:CL:cl